

Volume 3(d) West Clare MD Written Statement  
and Settlement Map. BELLHARBOUR  
S2/958.



March 2022

Submission by Donnacha Fahy on the Draft Clare County Development Plan 2023-2029.

Topic →

This submission specifically relates to the lands within the development boundary of Bellharbour village currently zoned 'Enterprise' as outlined on map p142 of the Volume 3(d) West Clare Municipal District Area Settlement Plans dated 10<sup>th</sup> December 2021.

Please retain the lands within the development boundary as proposed.

Please retain the Enterprise zoning on the lands ( one third of lands presently zoned Enterprise) to the south of the plot.

Please change (two thirds) of the Enterprise zoning in Draft Plan and to the north of the plot to specifically zone these lands as 'Village Growth Area 2' so as to offer opportunities and choice for residential development as per text on p140 for Bellharbour.

Please specifically include additional lands with the development boundary to the east of the exiting Enterprise zoning to replace the lands changed from 'enterprise' to 'Village Growth Area 2' so as to retain adequate lands for enterprise within the village of Bellharbour.

The zoning of part of my lands as 'Village Growth Area 2' VGA2 would cater for a residential dwelling for the landowner and a second dwelling to accommodate another family member or staff in the future if required. Water supply available and treatment units shall be in compliance with EPA 2021.

P140 text - 'Village Growth Areas have been identified which provide opportunities and choice for development, including small scale commercial, enterprise, community, services/facilities as well as small scale cluster housing, all of which offers a viable and attractive option for rural living within a village community and setting'.

I have included my landholding in Bellharbour with this submission. It extends from the Abbey road as far as the public road to the east of the fields. The northern part of the landholding is included within the development boundary as outlined in hatch orange and is zoned Enterprise as outlined on map p142 of the Volume 3(d) West Clare Municipal District Area Settlement Plans.

My entire landholding is currently used as enterprise by Celtic Salads website which involves the growing of lettuce and herbs.

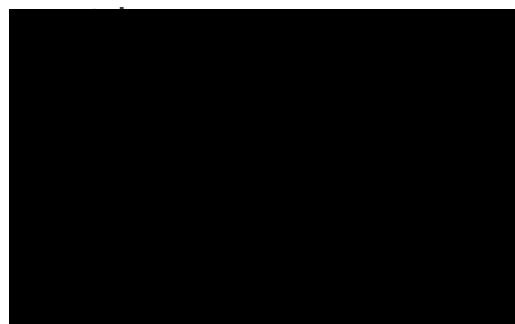
These ENT1 (Enterprise) lands adjoin the VGA1 lands to the south which consists of two fields and the 'Town Centre Area' is located close by to the south (within 100metres).

See lands registry map attached showing lands proposed to be changed to the Enterprise zoning to the north of the plot to 'Village Growth Area 2' so as to offer opportunities and choice for development as per text on p140 Bellharbour.

Regards

Donnacha Fahy

A handwritten signature in blue ink, appearing to read 'Donnacha Fahy'. The signature is written in a cursive style and is positioned to the right of the typed name.



529050 mE, 708470 mN

The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoine



Folio: CE23457F

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see [www.prai.ie](http://www.prai.ie).

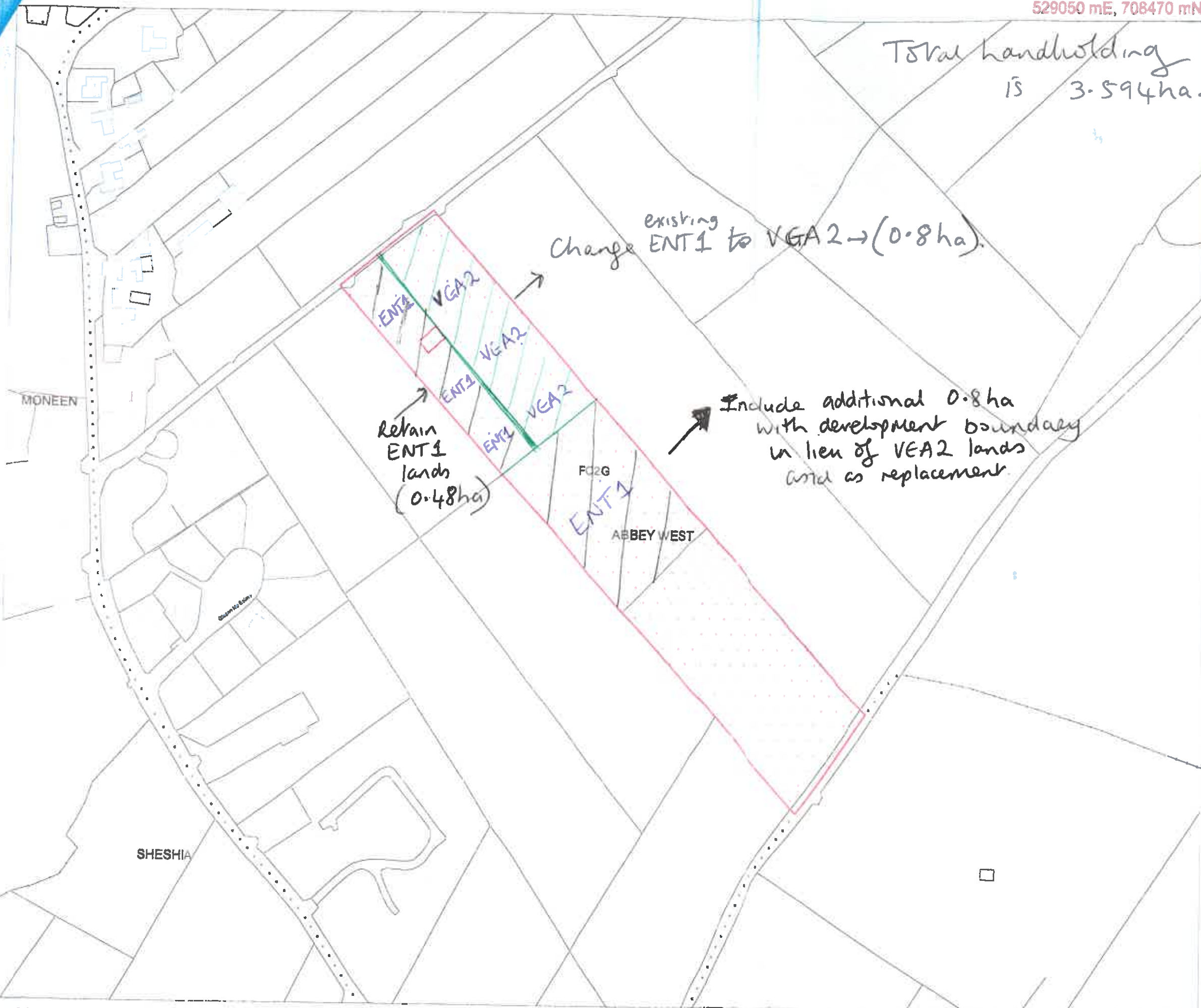
This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

Total landholding  
is 3.594ha.

Change existing ENT1 to VEA2 → (0.8ha)

Retain ENT1 lands (0.48ha)

Include additional 0.8ha with development boundary in lieu of VEA2 lands and as replacement



- (centre-line of parcel(s) edged)
  - Freehold
  - Leasehold
  - SubLeasehold
- Burdens** (may not all be represented on map)
- Right of Way / Wayleave
  - Turbary
  - Pipeline
  - Well
  - Pump
  - Septic Tank
  - Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



**The Property Registration Authority**  
**An tÚdarás Clárúcháin Maoine**

**Land Registry Sealed and Certified Copy Folio (& Filed Plan)**

CHARLES FOLEY SOLICITORS  
DX 77002  
GORT

**This page forms part of the official document. Do not detach.**

**Folio Number:** CE23457F  
**Application Number:** P2022LR028927K  
**Your Reference:** fahey oc/22

This document comprises an office copy of the Land Registry record for the above mentioned folio/filed plan as of the date appearing.

Details of **dealings pending** (if any) on the enclosed folio/filed plan are listed in the **Schedule** below.

An officer duly authorised by the Property Registration Authority.



**Schedule**

**Notes:**

1. Filed plans should be read in conjunction with the Register. The description of the land in the Register or on the filed plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Filed plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to the Property Registration Authority immediately.

### Land Registry

County Clare

Folio 23457F

Register of Ownership of Freehold Land

Part 1(A) - The Property

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	PLANS :FC2G TOWNLAND :ABBEY WEST BARONY :BURREN AREA : 3.594 HECTARES OS REFERENCE :3/14  THE REGISTRATION DOES NOT EXTEND TO MINES AND MINERALS	FROM FOLIO 11676

File Plan Issued: Yes

Page 1 of 4

Land Cert Issued: Yes

Collection No.:

**Land Registry**

**County Clare**

**Folio 23457F**

**Part 1(B) - Property  
Parts Transferred**

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

## Land Registry

County Clare

Folio 23457F

## Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
001	<p data-bbox="201 661 371 730">05-OCT-1995 95CR05631</p> <p data-bbox="483 661 1299 716">DONNACHA FAHY (HORTICULTURIST) ABBEY WEST, BELLHARBOUR, COUNT Y CLARE IS FULL OWNER</p> <p data-bbox="483 779 1338 905">Land Cert Req No.: 96LC1869 Date: 14-JUN-1996 Issued to: JUSTIN SADLEIR, SOLRS.CROW ST., GORT, CO. GALWAY Address:</p>

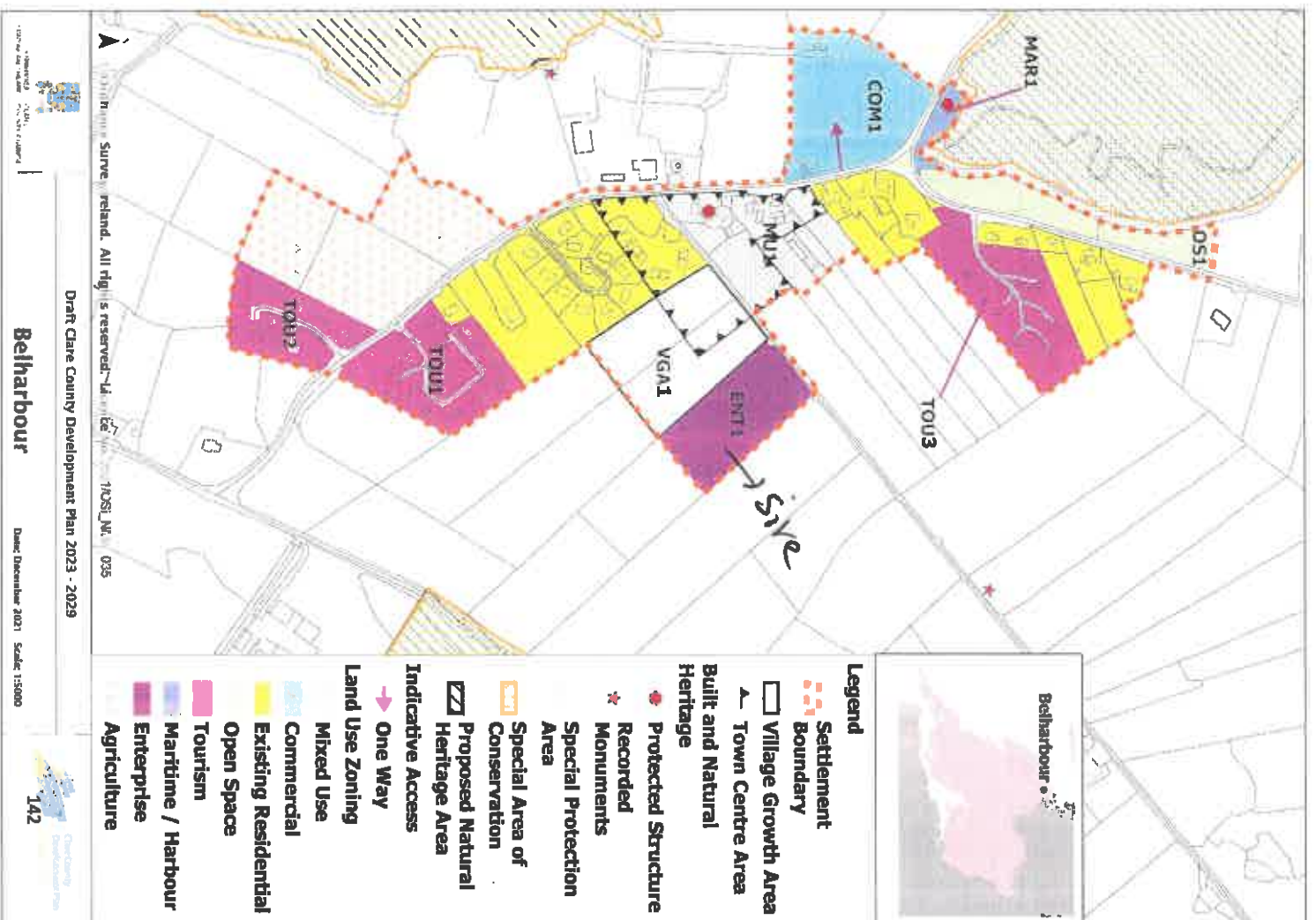
**Land Registry**

**County Clare**

**Folio 23457F**

**Part 3 - Burdens and Notices of Burdens**

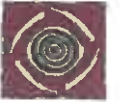
No.	Particulars
01	THE PROPERTY IS SUBJECT TO THE PROVISIONS PROHIBITING LETTING, SUBLETTING OR SUBDIVISION SPECIFIED IN SECTION 12 OF THE LAND ACT, 1965, AND TO THE PROVISIONS RESTRICTING THE VESTING OF INTEREST SPECIFIED IN SECTION 45 OF THE SAID ACT IN SO FAR AS THE SAID PROVISIONS AFFECT SAME.





529050 mE, 708470 mN

The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoine



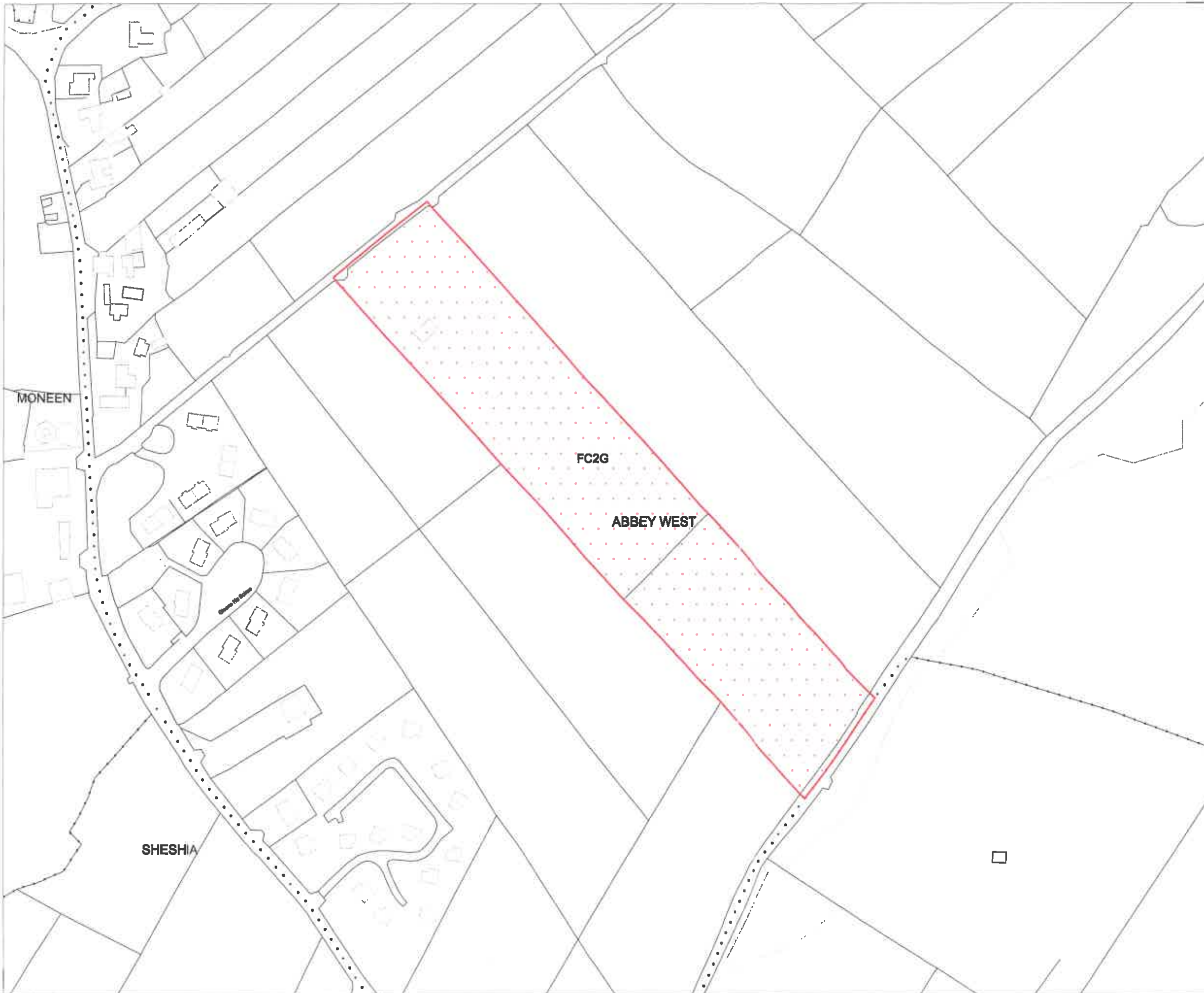
Folio: CE23457F

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(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold



Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

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